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Stormwater SWMP/SWPPP
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Annexations
Boundary Adjustments

February 29, 2012

Monica Bilodeau
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B, 92123

Subject: Former TM 5254 and current TPM 21193 and BA12-0009

The project proposes a Minor Subdivision (4 parcels and a remainder) and a Boundary Adjustment (4 parcels) to be filed concurrently on the subject property to the north of the Minor Subdivision and under the same ownership. The attached study reviews both proposals. Originally the proposed project was submitted as TM 5254. This TM was withdrawn and a new application for TPM 21193 and BA 12-0009 was submitted for review and processing by the County of San Diego.

Boundary Adjustment (BA 12-0009) reconfigures four existing parcels created per TPM14192 into 42.83, 46.75, 30.90 acres and the southern parcel is 110.03 acres. TPM 21193 proposes 4 parcels and a remainder on the southern parcel. APN 102-102-07 was included in the boundary of TM 5254 but it has been removed from the current proposal.

The pad locations and environmental impact review analyzed in this report for TM 5254 has not significantly changed with this new application.

Sincerely,

Ivan R. Fox PE

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(760) 753-5525 • FAX (760) 943-8236
4407 Manchester Avenue • Suite 105 • Encinitas, California 92024

Major Stormwater Management Plan
(Major SWMP)
For
TPM 21193

Preparation/Revision Date:

June 9, 2011
May 8,
June 19, 2012

Prepared for:

Jeffrey and Charlotte Chandler
P.O. BOX 1315
Rancho Santa Fe, CA 92067
Tel: (760) 634-6410

Prepared by:

Barry Munson
San Dieguito Engineering, Inc.
4407 Manchester Ave, Suite 105
Encinitas, CA 92024
Tel: (760) 753-5525

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.

Barry L. Munson , RCE 40980

6-19-2012
Date

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	TPM 21193
Project Location:	Fallbrook/De Luz
Permit Number (Land Development Projects):	TPM 21193
Work Authorization Number (**CIP only**):	
Applicant:	Jeffrey and Charlotte Chandler
Applicant's Address:	P.O. BOX 1315, Rancho Santa Fe, CA 92067
Plan Prepared By (*Leave blank if same as applicant*):	San Dieguito Engineering, Inc.
Preparer's Address:	4407 Manchester Ave, Suite 105 Encinitas, CA 92024
Date:	June 19, 2012

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date	County Reviewer
	YES	NO		

Instructions for a Major SWMP can be downloaded at
http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

STEP 1

PRIORITY DEVELOPMENT PROJECT DETERMINATION

TABLE 1: IS THE PROJECT IN ANY OF THESE CATEGORIES?

Yes ☐	No X	A	Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments.
Yes ☐	No X	B	Commercial—greater than one acre. Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.
Yes ☐	No X	C	Heavy industry—greater than one acre. Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.).
Yes ☐	No X	D	Automotive repair shops. A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.
Yes ☐	No X	E	Restaurants. Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements.
Yes X	No ☐	F	Hillside development greater than 5,000 square feet. Any development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater.
Yes ☐	No X	G	Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.
Yes ☐	No X	H	Parking lots 5,000 square feet or more or with 15 or more parking spaces and potentially exposed to urban runoff.
Yes X	No ☐	I	Street, roads, highways, and freeways. Any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
Yes ☐	No X	J	Retail Gasoline Outlets (RGOs) that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

To use the table, review each definition A through K. If any of the definitions match, the project is a Priority Development Project. Note some thresholds are defined by square footage of impervious area created; others by the total area of the development. Please see special requirements for previously developed sites and project exemptions on page 6 of the County SUSMP.

STEP 2

PROJECT STORMWATER QUALITY DETERMINATION

Total Project Site Area 110.0 Acres

Estimated amount of disturbed area: 15.2 Acres (see [1.] below)

(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: _____

Complete A through C and the calculations below to determine the amount of impervious surface on your project before and after construction.

A. Total size of project site: 110.0 Acres

B. Total impervious area (including roof tops) before construction 3.81 Acres

C. Total impervious area (including roof tops) after construction 6.92

D. _Acres

Calculate percent impervious before construction: B/A = 3.5%
Calculate percent impervious after construction: C/A = 6.3 %

[1.] A majority of these areas were previously disturbed as part of grading for grove roads, etc.

Please provide detailed descriptions regarding the following questions:

TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS

1.	Please provide a brief description of the project.
TPM 21193 is a 4 lot plus 1 remainder lot tentative subdivision map in the Fallbrook/De Luz area of the County of San Diego.. The total development will be comprised of 5 residential lots on septic systems with proposed roads, driveways, pads and associated grading. As indicated above, the proposed roads and driveways will be constructed generally using the same alignment of previously graded roads to minimize grading.	
2.	Describe the current and proposed zoning and land use designation.
The current Zoning is GP-18 and GP-20, Land Use is A-70. No change is proposed as part of the subdivision process.	
3.	Describe the pre-project and post-project topography of the project. (Show on Plan)
The site is characterized by flat and moderately to steeply sloping terrain. Existing grading consists predominantly of grove roads. Post construction grading will widen existing grove roads for driveways and roads as well as pad construction at the tops of hills in flatter areas.	
4.	Describe the soil classification, permeability, erodibility, and depth to groundwater for LID and Treatment BMP consideration. (Show on Plan) If infiltration BMPs are proposed, a Geotechnical Engineer must certify infiltration BMPs in Attachment E.
Site soils are Type D soils (AcG) and Type B soils (CmrG). Percolation rates are variable across the site. The soils are considered erodible due to the steep slopes. The depth to groundwater is variable across the site. LID's for this project will consist of terraced Bioretention Facilities with imported soil and sub drainage.	
5.	Describe if contaminated or hazardous soils are within the project area. (Show on Plan)
None known.	
6.	Describe the existing site drainage and natural hydrologic features. (Show on Plan).
The site is traversed with an westerly to easterly draining intermittent stream with 3 existing earth fill dams. The stream is fed from the north and south by small finger streams.	
7.	Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features.
LID treatment facilities are proposed to be constructed downstream from proposed pads and roads. The LID's are proposed to treat only the disturbed areas (slopes, pads and impervious surfaces) where practicable. Brow ditches will generally be used to convey runoff upstream from cut slopes through small diameter culverts in a manner where they will not comingle with newly graded areas and impervious surfaces.	

8.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the *County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects?*	
Yes		~~No~~
9.	Is this an emergency project? If yes, please provide a description below.	
Yes		~~No~~

CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

TABLE 3: CHANNEL& DRAINAGE ANALYSIS

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?	X			If YES go to 2 If NO go to 13.
2.	Will the project increase velocity or volume of downstream flow?		X		If YES go to 6.
3.	Will the project discharge to unlined channels?	X			If YES go to. 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.	X			Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.	X			Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.	X			Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.	X			Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.	X			Continue to 11.
11.	"Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes,		X		Continue to 12.

No.	CRITERIA	YES	NO	N/A	COMMENTS
	unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				
12.	Provide other design principles that are comparable and equally effective.	X			Continue to 13.
13.	End				

TEMPORARY CONSTRUCTION BMPS

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

X Silt Fence
X Fiber Rolls
X Street Sweeping and Vacuuming
X Storm Drain Inlet Protection
X Stockpile Management
X Solid Waste Management
X Stabilized Construction Entrance/Exit
Dewatering Operations
X Vehicle and Equipment Maintenance
X Desilting Basin
X Gravel Bag Berm
X Sandbag Barrier
X Material Delivery and Storage
X Spill Prevention and Control
X Concrete Waste Management
X Water Conservation Practices
X Paving and Grinding Operations

X Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.

EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an "exceptional threat to water quality," and therefore require Advanced Treatment Best Management Practices during the construction phase.

TABLE 4: EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_reqtmdls.pdf		X	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?	X		If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?		X	If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors k_f greater than or equal to 0.4?		X	If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.	X		Document for Project Files by referencing this checklist.
6.	Project poses an "exceptional threat to water quality" and is required to use Advanced Treatment BMPs.			Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

Exemption potentially available for projects that require advanced treatment: Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that demonstrates (to the County official's satisfaction) that advanced treatment is not required.

STEP 3

HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management plan (HMP) issues. If the project is exempt from the HMP criteria, please provide the supporting documentation in Attachment H. Please reference the full descriptions of the HMP exemptions located in Figure 1-1 of the County SUSMP.

TABLE 5: HYDROMODIFICATION DETERMINATION

	QUESTIONS	YES	NO	Information
1.	Will the project reduce the pre-project impervious area and are the unmitigated post-project outflows (outflows without detention routing) to each outlet location less as compared to the pre-project condition?	X		If NO, continue to 2. If YES, go to 7.
2.	Would the project site discharge runoff directly to an exempt receiving water, such as the Pacific Ocean, San Diego Bay, an exempt reservoir, or a tidally-influenced area?		X	If NO, continue to 3. If YES, go to 7.
3.	Would the project site discharge to a stabilized conveyance system, which has the capacity for the ultimate Q_{10}, and extends to the Pacific Ocean, San Diego Bay, a tidally-influenced area, an exempt river reach or reservoir?		X	If NO, continue to 4. If YES, go to 7.
4.	Does the contributing watershed area to which the project discharges have an impervious area percentage greater than 70 percent?		X	If NO, continue to 5. If YES, go to 7.
5.	Is this an urban infill project which discharges to an existing hardened or rehabilitated conveyance system that extends beyond the "domain of analysis," where the potential for cumulative impacts in the watershed are low, and the ultimate receiving channel has a "Low" susceptibility to erosion as defined in the SCCWRP channel assessment tool?		X	If NO, continue to 6. If YES, go to 7.
6.	Project is required to manage hydromodification impacts.	X		Reference Appendix G "Hydromodification Management Plan" of the County SUSMP.
7.	Project is not required to manage hydromodification impacts.			Hydromodification Exempt. Keep on file.

STEP 4

POLLUTANTS OF CONCERN DETERMINATION

WATERSHED

Please check the watershed(s) for the project.

San Juan 901	X Santa Margarita 902	San Luis Rey 903	Carlsbad 904
San Dieguito 905	Penasquitos 906	San Diego 907	Sweetwater 909
Otay 910	Tijuana 911	Whitewater 719*	Clark 720*
West Salton 721*	Anza Borrego 722*	Imperial 723*	

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

*Projects located fully within these watersheds require only a Minor SWMP.

HYDROLOGIC SUB-AREA NAME AND BASIN NUMBER(S)

Basin Number	Sub-Area Name
902.22	Gavilan HSA

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

SURFACE WATERS that each project discharge point proposes to discharge to.

SURFACE WATERS (river, creek, stream, etc.)	Hydrologic Unit Basin Number	Impairment(s) listed [303(d) listed waters or waters with established TMDLs]. List the impairments identified in **Table 7**.	Distance to Project
Sandia Creek	2.22	Iron, Manganese, Nitrogen, Sulfates, TDS	0.14 miles
Santa Margarita Lagoon	2.11	Eutrophic	19 miles

http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdls.pdf

GROUND WATERS

Ground Waters	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH	POW	REC1	REC2	BIOL	WARM	COLD	WILD	RARE	SPWN
Santa Margarita River	2.11, 2.12, 2.13	●	●	●	●				●	●		●	●	●	●	
Sandia Canyon	2.22	●	●	●					●	●		●	●	●		●

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

+ Excepted from Municipal ● Existing Beneficial Use ○ Potential Beneficial Use

PROJECT ANTICIPATED AND POTENTIAL POLLUTANTS

PROJECT POLLUTANTS OF CONCERN SUMMARY TABLE

Please summarize the identified project pollutants-of-concern by checking the appropriate boxes in the table below and list any surface water impairments identified. Pollutants anticipated to be generated by the project, which are also causing impairment of receiving waters, shall be considered the primary pollutants of concern. For projects where no primary pollutants of concern exist, those pollutants identified as anticipated shall be considered secondary pollutants of concern.

TABLE 7: PROJECT POLLUTANTS OF CONCERN

Pollutant Category	Anticipated (X)	Potential (P)	Surface Water Impairments
Sediments	X		
Nutrients	X	X	Eutrophic
Heavy Metals	X		Iron, Manganese, Nitrogen, Sulfates, TDS
Organic Compounds	X		
Trash & Debris	X		
Oxygen Demanding Substances	X	X	
Oil & Grease	X		
Bacteria & Viruses	X		
Pesticides	X		

	LID Parking Lot Design
	Permeable Pavements
	Curb-cuts to landscaping
	Other. Description:
	LID Driveway, Sidewalk, Bike-path Design
	Permeable Pavements
	Pitch pavements toward landscaping
	Other. Description:
	LID Building Design
	Cisterns & Rain Barrels
	Downspout to swale or landscaping
	Vegetated Roofs
X	Other. Description: Bioretention
	LID Landscaping Design
X	Soil Amendments
X	Reuse of Native Soils
X	Smart Irrigation Systems
	Street Trees
	Other. Description:
6.	Minimize erosion from slopes
X	Disturb existing slopes only when necessary
X	Minimize cut and fill areas to reduce slope lengths
X	Incorporate retaining walls to reduce steepness of slopes or to shorten slopes
	Provide benches or terraces on high cut and fill slopes to reduce concentration of flows
X	Rounding and shaping slopes to reduce concentrated flow
X	Collect concentrated flows in stabilized drains and channels
	Other. Description:

STEP 6

SOURCE CONTROL

Please complete the checklist on the following pages to determine Source Control BMPs. Below is instruction on how to use the checklist. (Also see instructions on page 60 of the *SUSMP)*

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies and list in Table 9.

2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your Source Control Exhibit in Attachment B.

3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs into Table 9.

4. Use the format in Table 9 below to summarize the project Source Control BMPs. Incorporate all identified Source Control BMPs in your Source Control Exhibit in Attachment B.

TABLE 9: PROJECT SOURCE CONTROL BMPS

Potential source of runoff pollutants	*Permanent source control BMPs*	*Operational source control BMPs*
Landscape/ Outdoor Pesticide Use	**Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.** **Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.** **To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.**	**Maintain landscaping using minimum or no pesticides.** **Provide IPM information to new owners, lessees and operators.**

Describe your specific Source Control BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting Source Control BMPs or substituting alternatives.

Landscape plants will be selected for the climate and soil type.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	2 **Permanent Controls—Show on Source Control Exhibit, Attachment B**	3 **Permanent Controls—List in Table 9 and Narrative**	4 **Operational BMPs—Include in Table 9 and Narrative**
❑ **A.** On-site storm drain inlets	❑ Locations of inlets.	❑ Mark all inlets with the words "No Dumping! Flows to Bay" or similar where feasible.	❑ Maintain and periodically repaint or replace inlet markings. ❑ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ❑ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ❑ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
❑ **B.** Interior floor drains and elevator shaft sump pumps		❑ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	❑ Inspect and maintain drains to prevent blockages and overflow.
❑ **C.** Interior parking garages		❑ State that parking garage floor drains will be plumbed to the sanitary sewer.	❑ Inspect and maintain drains to prevent blockages and overflow.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **D1.** Need for future indoor & structural pest control		❑ Note building design features that discourage entry of pests.	❑ Provide Integrated Pest Management information to owners, lessees, and operators.
X **D2.** Landscape/ Outdoor Pesticide Use Note: Should be consistent with project landscape plan (if applicable).	❑ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ❑ Show self-retaining landscape areas, if any. X Show stormwater treatment facilities.	State that final landscape plans will accomplish all of the following: ❑ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. X Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. X Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ❑ Consider using pest-resistant plants, especially adjacent to hardscape. X To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	X Maintain landscaping using minimum or no pesticides. ❑ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com X Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **E.** Pools, spas, ponds, decorative fountains, and other water features.	❑ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	❑ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	❑ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
❑ **F.** Food service	❑ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ❑ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	❑ Describe the location and features of the designated cleaning area. ❑ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	❑

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	2 **Permanent Controls—Show on Source Control Exhibit, Attachment B**	3 **Permanent Controls—List in Table 9 and Narrative**	4 **Operational BMPs—Include in Table 9 and Narrative**
❑ **G.** Refuse areas	❑ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ❑ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ❑ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	❑ State how site refuse will be handled and provide supporting detail to what is shown on plans. ❑ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	❑ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
❑ **H.** Industrial processes.	❑ Show process area.	❑ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	❑ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **I.** Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	❑ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ❑ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ❑ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	❑ Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank	❑ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

❑ **J.** Vehicle and Equipment Cleaning	❑ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle /equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	❑ If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): ❑ Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. ❑ Car dealerships and similar may rinse cars with water only. ❑ See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

❑ **K.** Vehicle/Equipment Repair and Maintenance	❑ Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. ❑ Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. ❑ Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	❑ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ❑ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ❑ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	In the SUSMP report, note that all of the following restrictions apply to use the site: ❑ No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. ❑ No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ❑ No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.

❑ **L.** Fuel Dispensing Areas	❑ Fueling areas[1] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. ❑ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.		❑ The property owner shall dry sweep the fueling area routinely. ❑ See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

[1] The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

❑ **M.** Loading Docks	❑ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. Direct connections to storm drains from depressed loading docks are prohibited. ❑ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ❑ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		❑ Move loaded and unloaded items indoors as soon as possible. ❑ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
❑ **N.** Fire Sprinkler Test Water		❑ Provide a means to drain fire sprinkler test water to the sanitary sewer.	❑ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

O. Miscellaneous Drain or Wash Water ❑ Boiler drain lines ❑ Condensate drain lines ❑ Rooftop equipment ❑ Drainage sumps ❑ Roofing, gutters, and trim.		❑ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ❑ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ❑ Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ❑ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ❑ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.	
❑ **P.** Plazas, sidewalks, and parking lots.			❑ Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

STEP 7

LID AND TREATMENT CONTROL SELECTION

A treatment control BMP and/or LID IMP must be selected to treat the project pollutants of concern identified in Table 7 "Project Pollutants of Concern". A treatment control facility with a high or medium pollutant removal efficiency for the project's most significant pollutant of concern shall be selected. It is recommended to use the design procedure in Chapter 4 of the SUSMP to meet NPDES permit LID requirements, treatment requirements, and flow control requirements. If your project does not utilize this approach, the project will need to demonstrate compliance with LID, treatment and hydromodification flow control requirements. Review Chapter 2 "Selection of Stormwater Treatment Facilities" in the SUSMP to assist in determining the appropriate treatment facility for your project.

Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? *(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)*	
Yes	~~No~~
If this project is not utilizing the unified LID design procedure, please describe how the alternative treatment facilities will comply with applicable LID criteria, stormwater treatment criteria, and hydromodification management criteria.	

➢ Indicate the project pollutants of concern (POCs) from Table 7 in Column 2 below.

TABLE 10: GROUPING OF POTENTIAL POLLUTANTS of Concern (POCs) by fate during stormwater treatment

Pollutant	Check Project Specific POCs	Coarse Sediment and Trash	Pollutants that tend to associate with fine particles during treatment	Pollutants that tend to be dissolved following treatment
Sediment	X	X	X	
Nutrients	X		X	X
Heavy Metals	X		X	
Organic Compounds	X		X	
Trash & Debris	X	X		
Oxygen Demanding	X		X	
Bacteria	X		X	
Oil & Grease	X		X	
Pesticides	X		X	

➢ Indicate the treatment facility(s) chosen for this project in the following table.

TABLE 11: GROUPS OF POLLUTANTS and relative effectiveness of treatment facilities

Pollutants of Concern	Bioretention Facilities (LID)	Settling Basins (Dry Ponds)	Wet Ponds and Constructed Wetlands	Infiltration Devices (LID)	Media Filters	Higher-rate biofilters	Higher-rate media filters	Trash Racks & Hydro-dynamic Devices	Vegetated Swales
Coarse Sediment and Trash	**High**	High	**High**	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	**High**	High	**High**	High	High	Medium	Medium	Low	Medium
Pollutants that tend to be dissolved following treatment	**Medium**	Low	**Medium**	High	Low	Low	Low	Low	Low

➢ Please check the box(s) that best describes the Treatment Control BMP(s) and/or LID IMP selected for this project. Please check if the treatment facility is designed for water quality or hydromodification flow control.

TABLE 12: PROJECT LID AND TC-BMPS

LID and TC-BMP Type	Water Quality Treatment Only	Hydromodification Flow Control
Bioretention Facilites (LID)		
X Bioretention area	X	
Flow-through Planter		
Cistern with Bioretention		
Settling Basins (Dry Ponds)		
Extended/dry detention basin with grass/vegetated lining		
Extended/dry detention basin with impervious lining		
Infiltration Devices (LID)		
Infiltration basin		
Infiltration trench		
Other_____		
Wet Ponds and Constructed Wetlands		

X Wet pond/basin (permanent pool)	X	
Constructed wetland		
Vegetated Swales (LID[1])		
Vegetated Swale		
Media Filters		
Austin Sand Filter		
Delaware Sand Filter		
Multi-Chambered Treatment Train (MCTT)		
Higher-rate Biofilters		
Tree-pit-style unit		
Other_____		
Higher-rate Media Filters		
Vault-based filtration unit with replaceable cartridges		
Other_____		
Hydrodynamic Separator Systems		
Swirl Concentrator		
Cyclone Separator		
Trash Racks		
Catch Basin Insert		
Catch Basin Insert w/ Hydrocarbon boom		
Other_____		

[1] Must be designed per SUSMP "Vegetated Swales" design criteria for water quality treatment credit (p. 65).

For design guidelines and calculations refer to Chapter 4 "Low Impact Development Design Guide" in the SUSMP. Please show all calculations and design sheets for all treatment control BMPs proposed in Attachment D.

- Create a Construction Plan SWMP Checklist for your project.

Instructions on how to fill out table

1. Number and list each measure or BMP you have specified in your SWMP in Columns 1 and Maintenance Category in Column 3 of the table. Leave Column 2 blank.

2. When you submit construction plans, duplicate the table (by photocopy or electronically). Now fill in Column 2, identifying the plan sheets where the BMPs are shown. List all plan sheets on which the BMP appears. **This table must be shown on the front sheet of the grading and improvement plans.**

Stormwater Treatment Control BMPs and LID BMPs			
Description / Type	Sheet	Maintenance Category	Revisions
Bioretention Facility		1	
Wet Pond/Basin		2	

BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

- Please describe why the chosen treatment control BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a **feasibility analysis** that demonstrates utilization of a treatment control BMP with a high or medium removal efficiency ranking is infeasible.

Bioretention Facilities were chosen for treatment because of the ability to treat the pollutants of concern with a medium to high level of effectiveness.

Please provide the sizing design calculations for each Drainage Management Area in Attachment D. Guidelines for design calculations are located in Chapter 4 of the County SUSMP. To assist in these calculations a BMP sizing calculator is available for use at the following location: http://www.projectcleanwater.org/html/wg_susmp.html

STEP 8

OPERATION AND MAINTENANCE

➢ Please check the box that best describes the maintenance mechanism(s) for this project.

TABLE 13: PROJECT BMP CATEGORY

CATEGORY	SELECTED		BMP Description
	YES	NO	
First[1]	X		Bioretention facility Wet pond/basin
Second[2]	X		
Third[3]			
Fourth[4]			

Note:

1. A maintenance notification will be required.
2. A recorded maintenance agreement and access easement will be required.
3. The project will be required to establish or be included in a watershed specific Community Facility District (CFD) for long-term maintenance.
4. The developer would be required to dedicate the BMP (and the property on which it is located and any necessary access) to the County.

➢ Please list all individual LID and Treatment Control BMPs (TC-BMPs) incorporated into the project. Please ensure the "BMP Identifier" is consistent with the legend in Attachment C "Drainage Management Area Exhibit". Please attach the record plan sheets upon completion of project and amend the Major SWMP where appropriate. For each type of LID or TC-BMP provide an inspection sheet in Attachment F "Maintenance Plan".

TABLE 14: PROJECT SPECIFIC LID AND TC-BMPS

BMP Identifier*: (Identifier to match TC-BMPs on TC-BMP Table.)	Type	Record Plan Page for TC-BMP	BMP Pollutant of Concern Efficiency (H,M,L)
	Bioretention Facility		M-H

* For location of BMP's, see approved Record Plan dated XX/XX/XX , plan (TYPE) sheet (#)

- Responsible Party for Long-term Maintenance:

Identify the parties responsible for long-term maintenance of the BMPs identified above and Source Controls specified in Attachment B. Include the appropriate written agreement with the entities responsible for O&M in Attachment F. Please see Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP for appropriate maintenance mechanisms.

Representative Name: Jeffrey Chandler
Company Name:
Phone Number: (760) 634-6410
Street Address: P. O. Box 1315
City/State/Zip: Rancho Santa Fe, CA 92067
Email Address:

- Funding Source:

Provide the funding source or sources for long-term operation and maintenance of each BMP identified above. Please see Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP for the appropriate funding source options. By certifying the Major SWMP the applicant is certifying that the funding responsibilities have been addressed and will be transferred to future owners.

Jeffrey Chandler P. O. Box 1315, Rancho Santa Fe, CA 92067

ATTACHMENTS

Please include the following attachments.

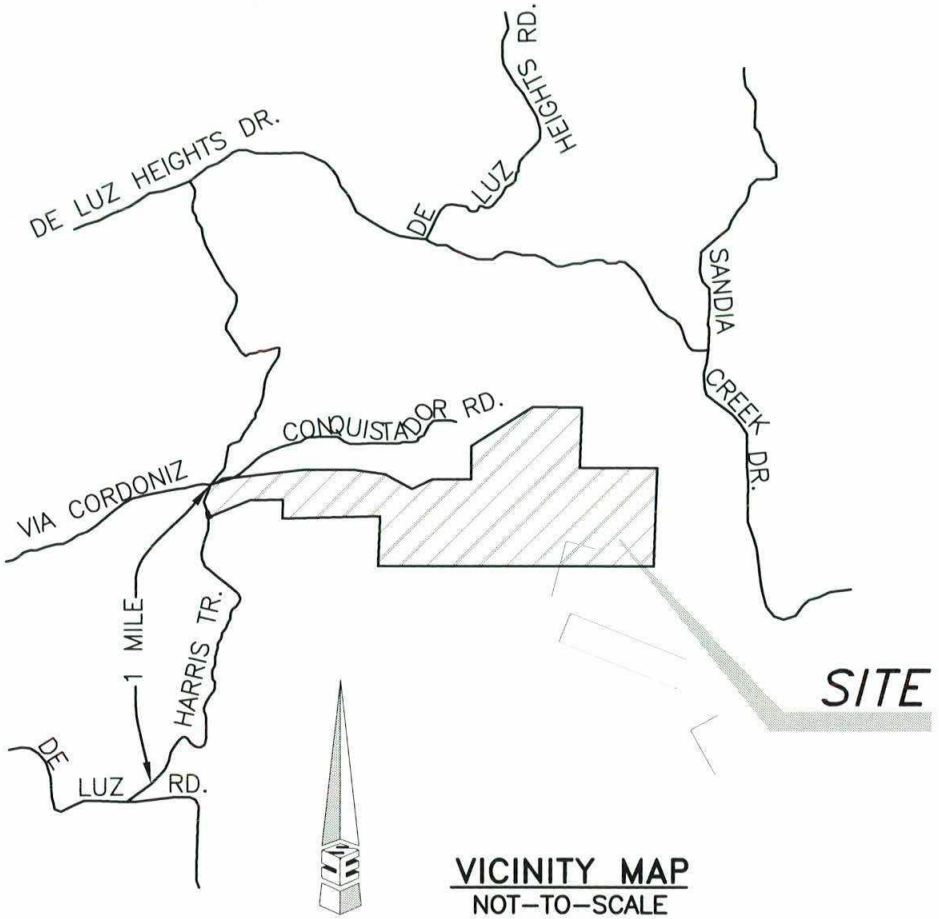
	ATTACHMENT	COMPLETED	N/A
A	Project Location Map	X	
B	Source Control Exhibit	X	
C	Drainage Management Area (DMA)Exhibit	X	
D	BMP Sizing Design Calculations (Water Quality and Hydromodification) and TC-BMP/IMP Design Details	X	
E	Geotechnical Certification Sheet		X
F	Maintenance Plan	X	
G	Treatment Control BMP Certification	X	
H	HMP Exemption Documentation	X	
I	Addendum		X

Note: Attachments B and C may be combined.

ATTACHMENT A

Project Location Map

PROJECT LOCATION MAP



VICINITY MAP
NOT-TO-SCALE

THOMAS BROTHERS GUIDE PAGE: 997, D-4

VICINITY MAP

NOT TO SCALE

SAN DIEGUITO ENGINEERING, INC.
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

ATTACHMENT B

Source Control Exhibit

(Attached at Back of Report)

ATTACHMENT C

Drainage Management Area (DMA) Exhibit

(Attached at Back of Report)

ATTACHMENT D

Sizing Design Calculations and TC-BMP/LID Design Details

(Provide BMP Sizing Calculator results and/or continuous simulation modeling results, if applicable)

LID Sizing Calculations Summary

LID Sizing

LID's were sized for the area draining into the IMP. Because it is anticipated that brow ditches will be required at the top of cut slopes above the roads and pads, a separation between drainage areas will occur in most cases since the brow ditches will convey runoff from above the cut slope to a culvert beneath the road. DMA's draining to the IMP's in these areas include existing impervious road surfaces, proposed new impervious road and driveway surfaces, assumed areas for impervious residence and hardscape surfaces, pervious pad areas and cut/fill slope areas. In areas where a separation between the drainage areas is not feasible, the DMA's include native areas. Generic details for IMP's were included on Attachment C.

LID SIZING

Bioretention Facilities

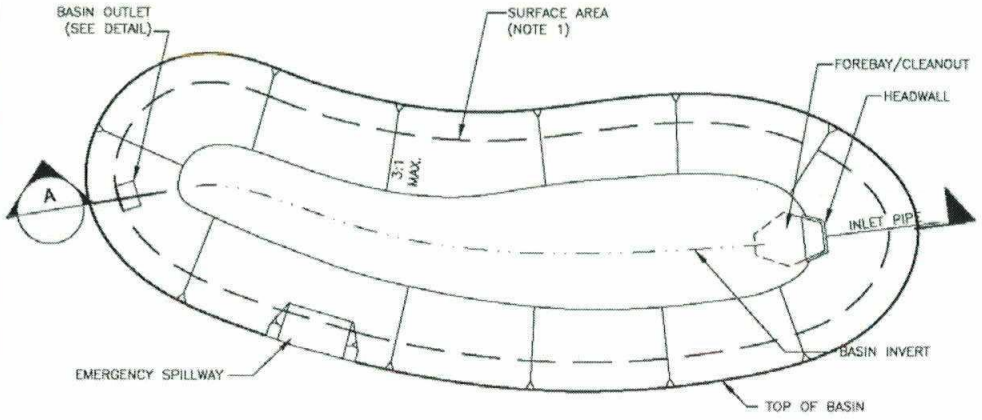
PROJECT NAME: TPM 21193
PROJECT NUMBER: 5108
DATE: 6/19/2012
COMMENT:

COORD: N 33°25' W 117°15'

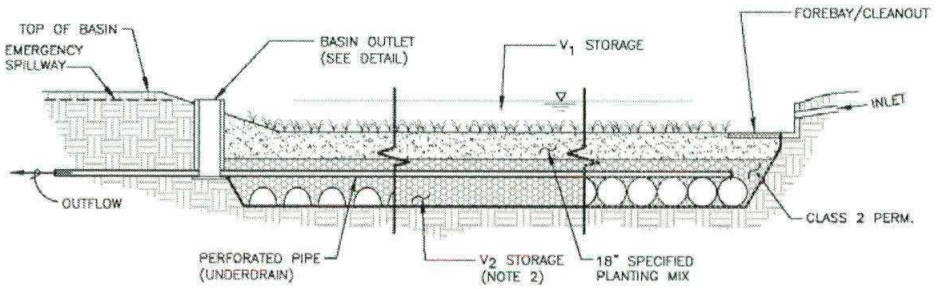
DMA SIZING FACTOR 0.04

DMA	LOCATION	DMA AREA (sf)	Post Project Surface Type	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR X SIZING FACTOR	IMP AREA
1-1	Road and Driveway	18430	Pavement	1.0	737	
	Pad	0	Residence/ Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	8065	Landscape	0.1	32	769
1-2	Road and Driveway	9800	Pavement	1.0	392	
	Pad	0	Residence/ Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	2225	Landscape	0.1	9	401
1-3	Road and Driveway	5930	Pavement	1.0	237	
	Pad	6000	Residence/ Hardscape	1.0	240	
	Pad	2550	Landscape	0.1	10	
	Native & Slopes	3640	Landscape	0.1	15	502
2-1	Road and Driveway	21750	Pavement	1.0	870	
	Pad	6000	Residence/ Hardscape	1.0	240	
	Pad	16260	Landscape	0.1	65	
	Native & Slopes	12150	Landscape	0.1	49	1224
3-1	Road and Driveway	3335	Pavement	1.0	133	
	Pad	6000	Residence/ Hardscape	1.0	240	
	Pad	23705	Landscape	0.1	95	
	Native & Slopes	4255	Landscape	0.1	17	352
R-1	Road and Driveway	5745	Pavement	1.0	230	
	Pad	0	Residence/ Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	81035	Landscape	0.1	324	554

R-2	Road and Driveway	33595	Pavement	1.0	1344	
			Residence/			
	Pad	12000	Hardscape	1.0	480	
	Pad	33600	Landscape	0.1	134	
	Native & Slopes	285000	Landscape	0.1	1140	3098
B1-1	Road and Driveway	52545	Pavement	1.0	2102	
			Residence/			
	Pad	0	Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	7330	Landscape	0.1	29	2131
B2-1	Road and Driveway	19085	Pavement	1.0	763	
			Residence/			
	Pad	0	Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	4705	Landscape	0.1	19	782
B2-2	Road and Driveway	22950	Pavement	1.0	918	
			Residence/			
	Pad	0	Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	7310	Landscape	0.1	29	947
B2-3	Road and Driveway	23480	Pavement	1.0	939	
			Residence/			
	Pad	0	Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	5590	Landscape	0.1	22	962
B2-4	Road and Driveway	29320	Pavement	1.0	1173	
			Residence/			
	Pad	0	Hardscape	1.0	0	
	Pad	0	Landscape	0.1	0	
	Native & Slopes	35380	Landscape	0.1	142	1314
B3-1	Road and Driveway	19800	Pavement	1.0	792	
			Residence/			
	Pad	6000	Hardscape	1.0	240	
	Pad	11970	Landscape	0.1	48	
	Native & Slopes	245015	Landscape	0.1	980	2060



PLAN VIEW
NOT TO SCALE

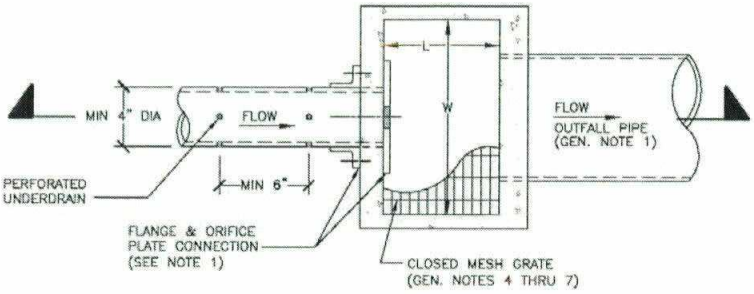


A SECTION
NOT TO SCALE

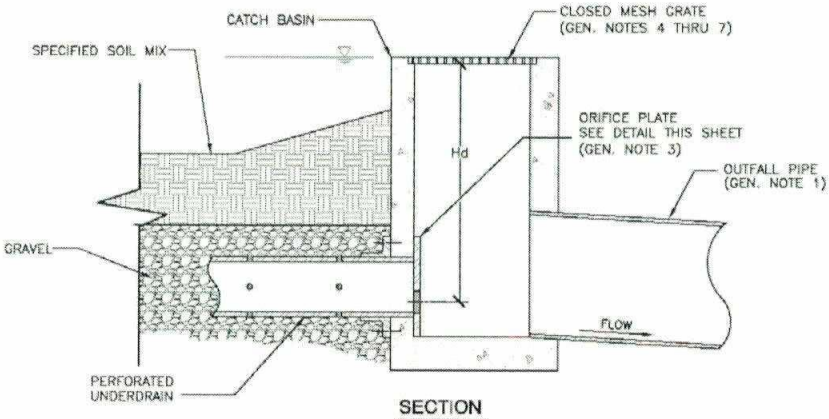
NOTE

1. SURFACE AREA LIMIT DETERMINED BY EXTENT OF SPECIFIED PLANTING MIX, WHICH IS GOVERNED BY THE OUTLET SPILL ELEVATION. FOR REQUIRED SURFACE AREA REFER TO THE FACTORS AND EQUATIONS IN THE STORMWATER C.3 GUIDEBOOK.
2. V_2 STORAGE ACCOMPLISHED WITH INFILTRATION ARCHES, PERFORATED PIPES, CLASS 2 PERM OR OTHER AT THE DESIGNERS DISCRETION.

Bioretention Facility

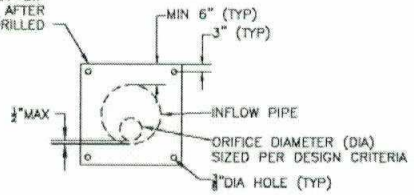


PLAN
N.T.S.



SECTION
N.T.S.

ORIFICE PLATE: MIN SQUARE DIMENSIONS 1.0 FT GREATER THAN PIPE DIA. HOT-DIP GALVANIZED PLATE AFTER HOLES HAVE BEEN DRILLED



FLOW CONTROL ORIFICE PLATE

NOTE

1. ORIFICE PLATE & FLANGE CONNECTION TO CONCRETE SHALL BE FITTED WITH 30 DUROMETER NEOPRENE RING.

Bioretention Facility Outlet Detail - A

See attachment C for Additional LID Design Details.

ATTACHMENT E

Geotechnical Certification Sheet

(if applicable)

The design of stormwater treatment and other control measures proposed in this plan requiring specific soil infiltration characteristics and/or geological conditions has been reviewed and approved by a registered Civil Engineer, Geotechnical Engineer, or Geologist in the State of California.

_____ _____

Name and registration # Date

ATTACHMENT F

Maintenance Plan

(Use Chapter 5 of the SUSMP as guidance in developing your Maintenance Plan)

The following is a general outline to create your project specific Maintenance Plan.

I. Inspection, Maintenance Log and Self-Verification Forms (Examples are provided in Appendix F of the San Diego County SUSMP)

II. Updates, Revisions and Errata

III. Introduction

A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities.

IV. Responsibility for Maintenance

A. General

(1) Name and contact information for responsible individual(s).

(2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.

(3) Reference to Operation and Maintenance Agreement (if any). A copy of the agreement should be attached.

(4) Maintenance Funding

(1) Sources of funds for maintenance

(2) Budget category or line item

(3) Description of procedure and process for ensuring adequate funding for maintenance

B. Staff Training Program

C. Records

D. Safety

V. Summary of Drainage Areas and Stormwater Facilities

A. Drainage Areas

(1) Drawings showing pervious and impervious areas (copied or adapted from initial SWMP).

(2) Designation and description of each drainage area and how flow is routed to the corresponding facility.

B. Treatment and Flow-Control Facilities

(1) Drawings showing location and type of each facility

(2) General description of each facility (Consider a table if more than two facilities)

(1) Area drained and routing of discharge.

(2) Facility type and size

VI. Facility Documentation

A. "As-built" drawings of each facility (design drawings in the draft Plan)

B. Manufacturer's data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a "placeholder" in the draft plan for information not yet available).

C. Specific operation and maintenance concerns and troubleshooting

VII. Maintenance Schedule or Matrix

A. Maintenance Schedule for each facility with specific requirements for:

(1) Routine inspection and maintenance

(2) Annual inspection and maintenance

(3) Inspection and maintenance after major storms

B. Service Agreement Information

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.
- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

ATTACHMENT G

Treatment Control BMP Certification for DPW Permitted Land Development Projects

[Date]

[County Inspector]
County of San Diego
Department of Public Works
5201 Ruffin Road, Suite D, MS O336
San Diego, CA 92123

RE: Final Certification of Treatment Control BMPs for TPM 21193

Dear _____:

All Stormwater Treatment Control facilities have been constructed in conformance with the approved Stormwater Management Plan, dated _____, in compliance with County of San Diego Standards and currently accepted Engineering practices.

[Engineer's stamp and signature]

ATTACHMENT H

HMP Exemption Documentation

(if applicable)

SDE

San Dieguito Engineering, Inc.

ENGINEERS • SURVEYORS • PLANNERS

Ivan R. Fox, P.E.
Barry L. Munson, P.E.
Laurie Simon, Principal Planner
Andrew G. Karydes, P.L.S.
Annie S. Aguilar, P.E.

CIVIL ENGINEERING
Engineering Studies
Site Development
Grading Plans
Improvement Plans
Drainage Plans
Sewer/Water Line Plans
Hydrology/Hydraulics
Stormwater SWMP/SWPPP
Construction Administration
Pavement Rehabilitation
Forensic Engineering
Subsurface Utility Engineering

LAND SURVEYING
Property Surveys
Topographical Surveys
Construction Staking
Records of Survey
Legal Descriptions
Subdivision Maps
Easements
Height Certifications
Cadastral Surveys
Photogrammetric Surveys
ALTA Surveys

LAND PLANNING
Pre-Acquisition Analysis
Land Use Consultation
Environmental Analysis
Government Relations
Land Division
Tentative Maps
Major Use Permits
Specific Plans
Rezoning
Variances
Administrative Permits
Annexations
Boundary Adjustments

May 8, 2012

Department of Public Works
County of San Diego
5201 Ruffin, Suite B
San Diego, Ca 92123

Attn: Monica Bilodeau

Re: Tentative Parcel Map # 21193

Subject: Hydromodification Design Deferral Request

Dear Monica,

The developers and owners of TPM 21193 have been notified of the County's new requirements for a Hyrdomodification Management Plan that took effect January 2011. They are also aware that it will affect the final engineering plans for the project.

The project SWMP was prepared and approved by the County in _____. At the time the County found the SWMP complete and acceptable for CEQA level review.

I have reviewed the new requirements and made some informal calculations to determine whether or not the lots as proposed allow suitable room to accommodate the facilities that will be required under the new Hydromodification Plan. The current project SWMP was prepared using the LID sizing criteria current at the time. The facilities for the individual lots were preliminarily sized as final development of the residences for the individual lots has not been designed. The size of the lots, from 20 acres to 25 acres, allows plenty of room, for the installations of the larger facilities that will be required under the new Hydromodification Plan requirements.

As the project is currently scheduled for a long awaited planning commission hearing, the property owners would prefer to not have the project further delayed in any way.

Sincerely,
San Dieguito Engineering, Inc.

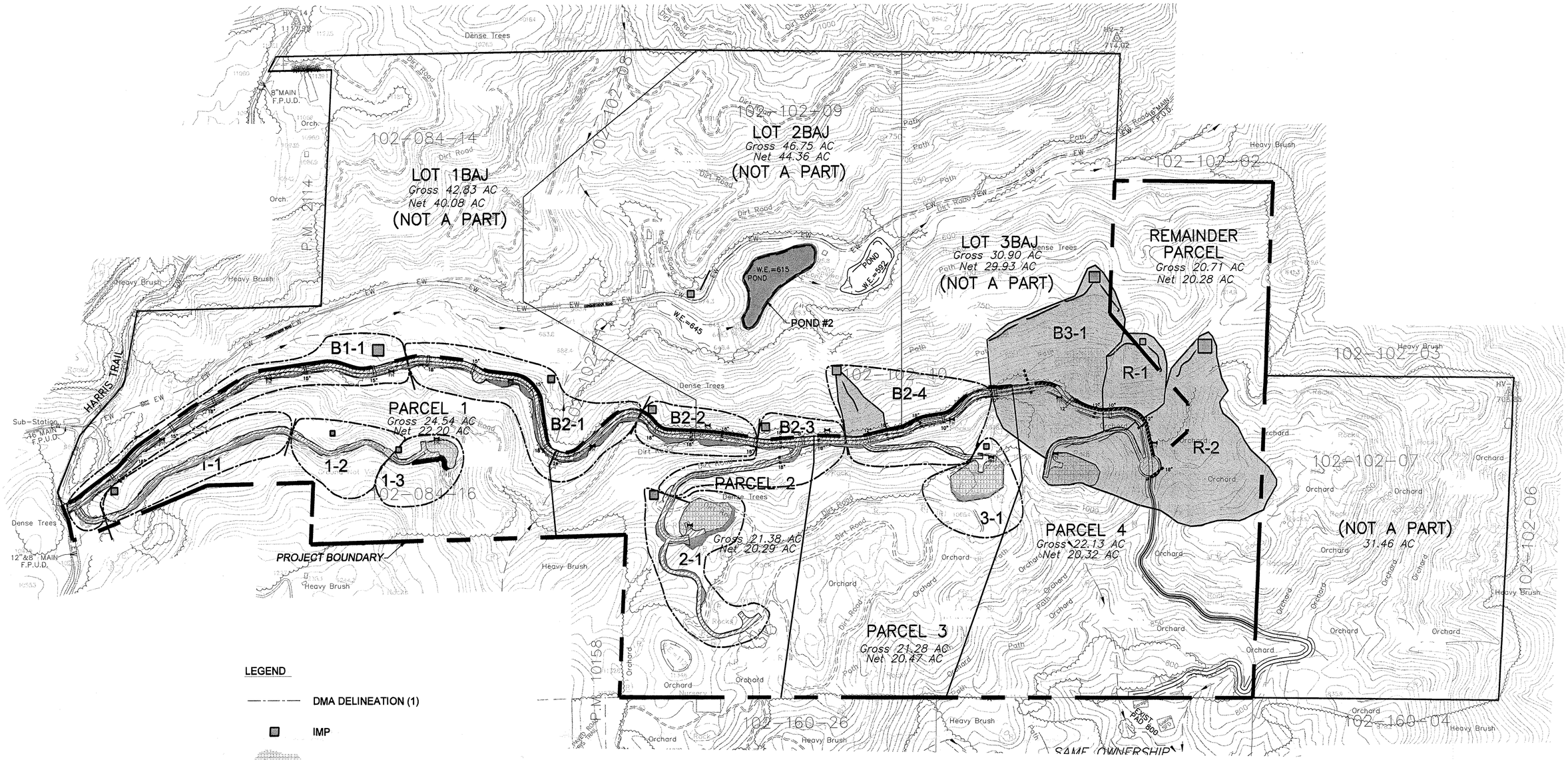
Barry L. Munson, PE
RCE 40980

REGISTERED PROFESSIONAL ENGINEER
BARRY L. MUNSON
No. C 40980
Exp. 03-31-13
CIVIL
STATE OF CALIFORNIA

www.sdeinc.com
(760) 753-5525 • FAX (760) 943-8236
4407 Manchester Avenue • Suite 105 • Encinitas, California 92024

ATTACHMENT I

Addendum



LEGEND

- DMA DELINEATION (1)
- IMP
- DMA (PAD)
- DMA (ROAD/DRIVEWAY)
- DMA (NATURAL AREA)

IMP LABEL DEFINITION:

1-2
LOT# FACILITY #

NOTES:

- LID FACILITIES WILL BE TERRACED AND CONSTRUCTED PREDOMINANTLY IN CUT AREAS SUPPORTED BY WALLS TO 3' IN HEIGHT AND FILLS TO 2' IN HEIGHT WITH A SUBDRAIN AND AN OUTLET STRUCTURE AT THE MOST DOWNSTREAM DAYLIGHT POINT.
- BELOW DITCHES CONVEY RUNOFF TO CULVERT OR TO NATURAL DRAINAGES. THESE FLOWS BY PASS PAVEMENT, PADS OR OTHER DISTURBED AREAS AND ARE NOT INCLUDED IN DRA AREAS UNLESS OTHERWISE SHOWN.

(1) GRAPHICAL DELINEATION OF DMA, NON HATCHED AREAS ARE NOT INCLUDED IN TREATMENT AREA.

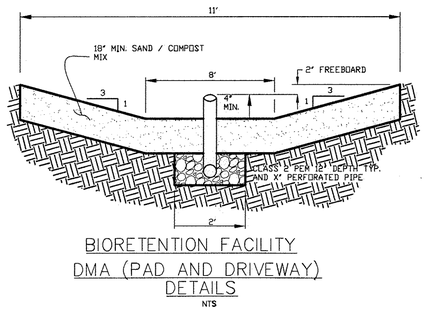
GRAPHIC SCALE

0 100 200 400 800

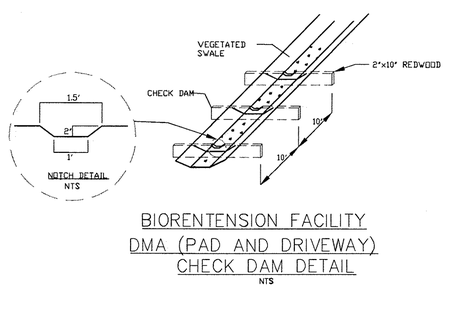
(IN FEET)
1 inch = 200 ft.

DATE: 06.19.12

SAN DIEGUITO ENGINEERING, INC
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING



BIORETENTION FACILITY
DMA (PAD AND DRIVEWAY)
DETAILS
NTS



BIORENTENSION FACILITY
DMA (PAD AND DRIVEWAY)
CHECK DAM DETAIL
NTS

ATTACHMENT C
DMA AND IMP (PAD, ROAD, AND DRIVEWAY) LOCATIONS

CHANDLER RANCH
TPM 21193
ER 0101004A

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING (760) 753-5525

FILE NO.5108

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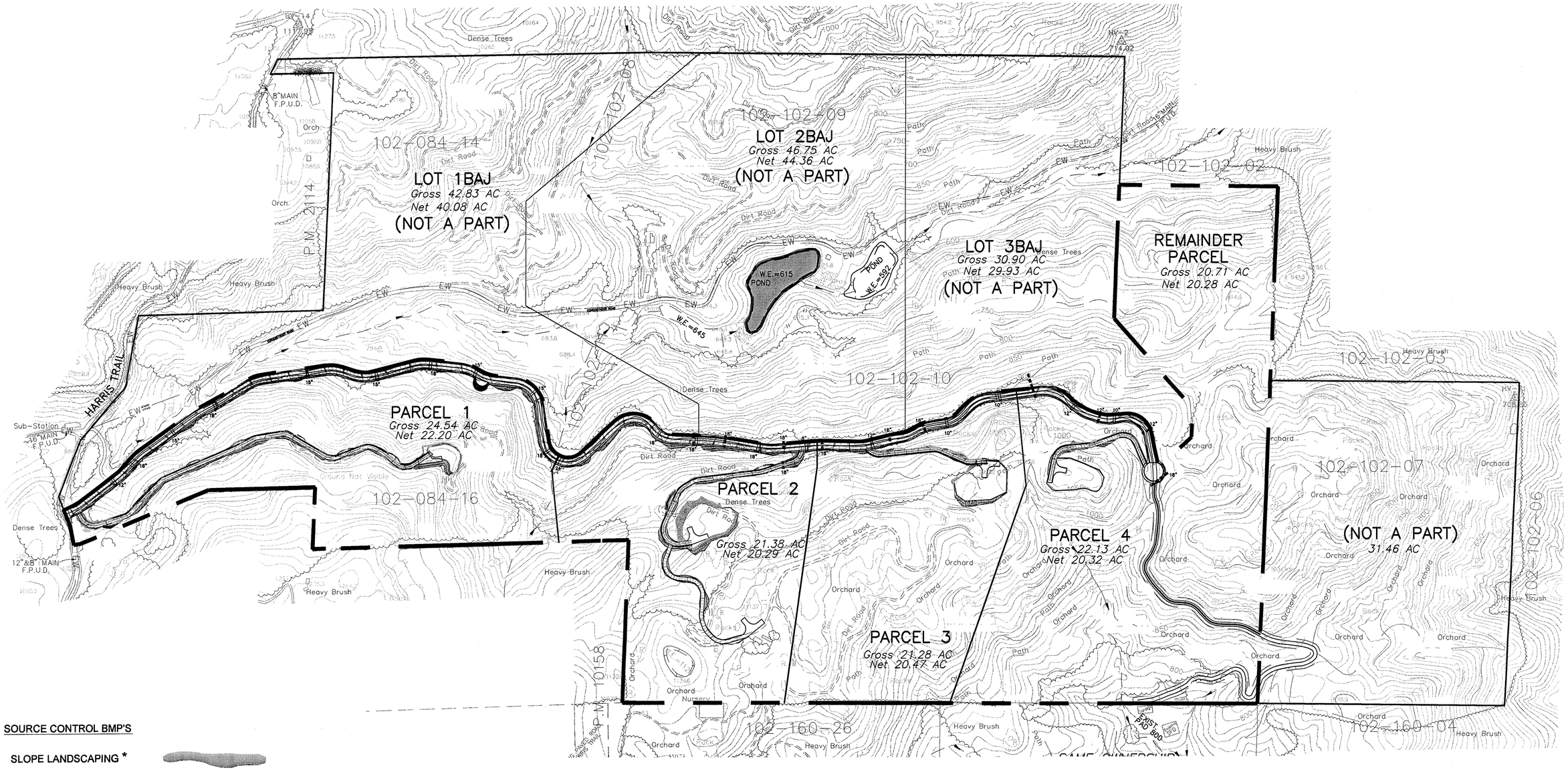

SOURCE CONTROL BMP'S

SLOPE LANDSCAPING *

* TO INSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENT, ECOLOGICAL CONSISTENCY, AND PLANT INTERACTIONS.

DATE: 06.19.12

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ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

ATTACHMENT B
SOURCE CONTROL BMP LOCATIONS

CHANDLER RANCH
TPM 21193
ER 0101004A

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING (760) 753-5525

FILE NO.5108

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